

# BRECKINRIDGE COUNTY DEVELOPMENT BOARD

AOC CONSTRUCTION FILE

COUNTY: Breckinridge

FILE CODE: PDB1

SUBMITTED BY: RM

DATE: 4-20-10

Regular Meeting Agenda

March 16, 2010

Breckinridge County Fiscal Court Annex

Town & Country Plaza

535 Old Hwy 60

Hardinsburg, KY 40143

(270)756-2269

- I. Call Meeting to Order
- II. Roll Call
- III. Approval of February 24, 2010 Minutes
- IV. Design Discussion/Jill Smith w/Brandstetter Carroll
- V. Roger Hayes w/Codell Construction  
A.) Construction Update
- VI. Report/Ronnie McCall w/AOC  
  
Other Reports (As Available)
- VII. Financial Business  
A.) Keith Brock/Ross Sinclair  
B.) Approval of Invoices
- VIII. New Business  
A.) Meeting time discussion.  
B.) ~~Executive session~~ for personnel.  
**Closed**
- IX. Next meeting April 20, 2010 at 5:30 CST at the Breckinridge County Fiscal Court Annex (525 Old Hwy 60 in the Town & Country Plaza)  
Groundbreaking ceremony will be Friday April 23<sup>rd</sup> 2010 at 11:00 AM
- XI. Adjournment

**BRECKINRIDGE COUNTY PROJECT DEVELOPMENT BOARD  
REGULAR MEETING**

**MARCH 16, 2010**

**Re: Call to Order**

Chairman Powers called to order the regularly scheduled meeting of the Breckinridge County Project Development Board at 5:30 CST at the Breckinridge County Fiscal Court Annex Building on March 16, 2010. Roll Call. Members Present representing a full quorum.

Ray Powers, Chairman  
Judge Bruce Butler, Circuit Judge  
Judge Shan Embry, District Judge  
Connie Brumfield, Circuit Court Clerk  
Charles Allen Wilson, Citizen at Large  
Chris Alexander, AOC Representative  
Ronnie McCall, AOC Representative

**Re: Approval of Minutes-February 24, 2010**

Chairman Powers entertained a motion to approve the minutes from the February 24, 2010 meeting with a spelling correction of Greenbalm to Greenbaum as submitted by secretary, Odessa Hobbs. Judge Butler moved, seconded by Charles Allen Wilson to approve the minutes with the above mentioned correction. Chairman Powers called for a vote on the motion, **ALL PRESENT VOTING AYE. MOTION CARRIED.**

**Re: Design Discussion-Jill Smith, Architect, Brandstetter Carroll**

Chairman Powers turned the floor over to Jill Smith for Design Discussion. Jill reported to the board members that she had viewed the public buildings in the local cities and other areas of the county to compare the brick colors used throughout the county in past history. The results concluded that there was very little variation in the colors of the examples and the samples that the board had selected for review. Jill also reported that the Clovercreek Brick Company does not have brick with the SDX rating that means extremely regular brick, and that Clovercreek Brick cannot do what we are looking for. Jill stated that if the board wanted to restrict and only look at what Clovercreek Brick could do they would not be going with the same quality of brick that the other courthouses have gone to, and remarked that the SDX is the standard that means that that brick plant builds their brick a different way. Richard Mitchell added that the SDX brick is AOC approved and a true color brick which means that it is the same color throughout and would not show any chipping that might occur during construction. Judge Embry remarked that her inquiry had been as to whether Clovercreek had the ability or the desire to acquire the ability to produce that brick. Jill stated that they do not and cannot produce the brick and although they would like to that they will not change their method of construction to do it. Judge Embry stated that in consideration of the long term care and the quality of the brick, she wanted to make sure that Clovercreek could not and did not want to try and acquire the ability to do the brick, and said that was what she needed to

**BRECKINRIDGE COUNTY PROJECT DEVELOPMENT BOARD  
REGULAR MEETING**

**MARCH 16, 2010**

hear. Subsequent to discussion and additional viewing of the samples and remarks about the limestone surfaces, the board chose the bricks for the sample walls. Jill also reported that the AOC had reviewed the plans and had approved the Judges changes and stated that they would be meeting with Connie Brumfield to go over furniture placement and other issues and reported that there had also been a civil issue that they were working with the engineers and the local utilities on a waterline issue. Chairman Powers reported that he was working with the local radio station to address a concern that they had about receiving radio signals properly after construction of the facility, and that he had talked to an engineer out of Indiana about doing a radio signal study. The study would cost about \$250.00. Subsequent to discussion it was decided that in consideration of the concerns of the radio station it would be wise to address the possible issues as necessary. Jill Smith concluded her report.

**Re: Construction Update-Richard Mitchell & Roger Hayes, Codell Construction**

Chairman Powers turned the floor over to Richard Mitchell and Roger Hayes for an update and report on the construction progress. Richard stated that he had presented the board members with a copy of a construction update report (Exhibit 31610-A) for review. Richard reported that a vein of bad soil had been discovered under the site and that about 2100 cubic yards of soil needs to be removed, estimated to cost around \$70,000.00 to replace with good soil suitable for foundation, adding that this was not uncommon. Richard gave a summary of the written report by stating that Feb. 1, 2010 was the original and contractual start day for the project, Phase II Demolition was complete, 11 work days had been lost and noted but not applied, Greenbaum Associates, a materials testing and special inspection company, is handling the project testing for an amount of \$24,600.00 and the basement level has been started with some concrete poured for the elevator site and foundations, some bad soil and water line elevation issues have been discussed and addressed. Richard remarked that the next 30 days would consist of excavation for foundations and storm drainage work. Subsequent to discussion about a proposal request for additional pricing on medicine cabinets vs. mirrors, additional RFI's and contingency statistics, Richard introduced to the board Mr. Don Taylor, a Project Manager from Codell and stated that he would be on the project from time to time in addition to Mr. Roger Hayes and concluded the construction report. Richard Mitchell added that an open records request had been submitted to all counties requesting information relating to out of state contracts on projects such as this because of a new House Bill being introduced. The request was provided to Chairman Powers by Codell and was responded to in a timely manner.

**Re: Financial Business**

**A.) Keith Brock/Ross Sinclair**

**B.) Approval of Invoices**

**BRECKINRIDGE COUNTY PROJECT DEVELOPMENT BOARD  
REGULAR MEETING**

**MARCH 16, 2010**

Mr. Keith Brock of Ross Sinclair gave a follow-up report on the outline provided at the previous meeting by Mr. Michael George by stating that Ross Sinclair had designed an investment package based on the draw information provided by Codell Construction with a good response. Keith stated that the winning bid was awarded to BB&T with 50 basis points for a structured deposit agreement allowing for a fully collateralized product, in accordance to the restrictions of the KRS Statutes. Keith estimated the investments would produce an additional 40 to 50 thousand additional monies to the project.

Chairman Powers reported that he had been given a check from Brandstetter Carroll for around \$3,500.00 to be deposited into county funds and reimbursed to U.S. Bank into the constructions funds from the proceeds of approximately 23 unreturned project plans.

Chairman Powers submitted an invoice for approval in the amount of \$55,961.66 to Codell Construction 55961.66. Chairman Powers entertained a motion to approve the invoice. Judge Butler moved, seconded by Judge Embry to approve payment of the invoice. Chairman Powers called for a vote on the motion. **ALL PRESENT VOTING AYE. MOTION CARRIED.**

**Re: Ronnie McCall-AOC**

Ronnie McCall, Jill Smith and Connie Brumfield discussed an issue concerning desk sizes and agreed that Jill and Connie would further pursue any changes and how they would be addressed.

**Re: New Business**

Chairman Powers moved, seconded by Charles Allen Wilson to go into ~~Executive~~ **CLOSED** Session to discuss a personnel issue. Chairman Powers called for a vote on the motion. **ALL PRESENT VOTING AYE. MOTION CARRIED.**

Chairman Powers entertained a motion to come out of ~~Executive~~ **CLOSED** Session. Judge Butler moved, seconded by Charles Allen Wilson to come out of ~~Executive~~ **CLOSED** Session. **ALL PRESENT VOTING AYE. MOTION CARRIED.**

**Re: Next Meeting Date and Groundbreaking & Ribbon Cutting Ceremony Date**

Chairman Powers recommended the next meeting date be set for April 20, 2010 at the Breckinridge County Fiscal Court Annex at 5:30 pm CST and announced that the Groundbreaking & Ribbon Cutting Ceremony was scheduled for April 23, 2010 with a tentative time to be set. With no additional New Business to be discussed, Chairman Powers entertained a motion to dismiss the March 16, 2010 meeting of the Breckinridge County Project Development Board. Judge Embry moved, seconded by Connie

**BRECKINRIDGE COUNTY PROJECT DEVELOPMENT BOARD  
REGULAR MEETING**

**MARCH 16, 2010**

Brumfield to adjourn the meeting. **ALL PRESENT VOTING AYE. MOTION CARRIED.**

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Odessa Hobbs, PDB Secretary

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Ray Powers, PDB Chairman